

A DECLARATORY RESOLUTION designating a "Residentially Distressed Area" under I.C. 6-1.1-12-1 for property commonly known as 2727 Lillie Street.

WHEREAS, Petitioner has duly filed its petition dated April 3, 1992 to have the following described property designated and declared a "Residentially Distressed Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Lot #8, N 1 ft. Lot #9, Lamberts' Sub Addition
said property more commonly known as 2727 Lillie Street.

WHEREAS, said project will be rehabilitated; and

WHEREAS, the total estimated project cost is 5,000.00; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described as hereby designated and declared a "Residentially Distressed Area" under I.C. 6-1.1-21.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for two (2) years thereafter. Said designation shall terminate at the end of that two year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen

1 County Assessor;

2 (b) Said Resolution shall be referred to the Committee
3 on Finance and shall also be referred to the
4 Department of Economic Development Requesting a
5 recommendation from said department concerning the
6 advisability of designating the above designated
7 area a "Residentially Distressed Area";

8 (c) Common Council shall publish notice in accordance
9 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
10 adoption and substance of this Resolution and
11 setting this designation as a "Residentially
12 Distressed Area" for public hearing;

13 (d) If this Resolution involves an area that has
14 already been designated an allocation area under
15 I.C. 36-7-14-39, then the Resolution shall be
16 referred to the Fort Wayne Redevelopment
17 Commission and said designation as a
18 "Residentially Distressed Area" shall not be
19 finally approved unless said Commission adopts a
20 resolution approving the petition.

21 SECTION 3. That, said designation of the
22 hereinabove described property as a "Residentially
23 Distressed Area" shall apply to a deduction of the assessed
24 value of real estate improvements.

25 SECTION 4. The County Commissioners transferred
26 the property to Housing and Neighborhood Development
27 Services, Inc. (HANDS). HANDS has transferred ownership to
28 Mr. Herman Booker who is rehabilitating the property and
29 will rent it to a low/moderate income family.

30 SECTION 5. The current year approximate tax rates
31 for taxing units within the City would be:

32 (a) If the proposed project is not undertaken, the

1 approximate current year tax rates for this site
2 would be \$8.4519/\$100.

3 (b) If the proposed project is undertaken and no
4 deduction is granted, the approximate current year
5 tax rate for the site would be \$8.4519/\$100 (the
6 change would be negligible).

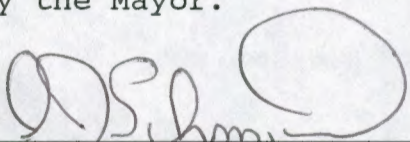
7 (c) If the proposed project is undertaken and a
8 deduction of \$8,500 is assumed, the approximate
9 current year tax rate for the site would be
10 8.4519/100 (the change would be negligible).

11 SECTION 6. That this Resolution shall be subject
12 to being confirmed, modified and confirmed or rescinded
13 after public hearing and receipt by Common Council of the
14 above described recommendations and resolution, if
15 applicable.

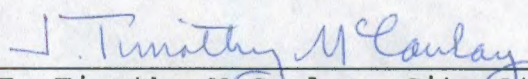
16 SECTION 7. Pursuant to I.C. 6-1.1012.1, it is
17 hereby determined that the deduction from the assessed value
18 of the new construction (or rehab) shall be for a period of
19 5 years.

20 SECTION 8. The benefits described in the
21 Petitioner's statement of benefits can be reasonably
22 expected to result from the project and are sufficient to
23 justify the applicable deductions.

24 SECTION 9. That this Resolution shall be in full
25 force and effect from and after its passage and any and all
26 necessary approval by the Mayor.

27 
28 _____
29 Council member

30 APPROVED AS TO FORM
31 AND LEGALITY

32 
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____,
and duly adopted, read the second time by title and referred to the
Committee on _____ (and the City Plan Commission
for recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne,, Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock
_____, M., E.S.T.

DATED: _____
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
and duly adopted, placed on its passage. PASSED ~~LOST~~
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 5-26-92 Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~
(SPECIAL) ~~(ZONING)~~ ORDINANCE RESOLUTION NO. Q-30-92
on the 26th day of May, 1992

ATTEST: (SEAL)
Sandra E. Kennedy Thomas E. Henry
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 28th day of May, 1992,
at the hour of 9:00 o'clock _____, M., E.S.T.
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of May,
1992, at the hour of 11:30 o'clock A M., E.S.T.
PAUL HELMKE
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions		Total Tax Rates
1. Current total tax rate.	\$	10.00840
2. Approximate tax rate if project occurs and no deduction is granted.	\$	10.00840
3. Approximate tax rate if project occurs and a deduction is assumed.	\$	10.00840

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET AND H.A.N.D.S.,
RECOMMENDATION FOR "RESIDENTIALLY DISTRESSED AREA" IN
THE CITY OF FORT WAYNE, INDIANA

Name of Applicant Herman Booker
Site Location: 2727 Lillie Street
Councilmanic District: Six (6) Current Zoning: R-1
Nature of Project: _____

Project is located in the following:

	YES	NO
South Central Revitalization Project Area	<u>x</u>	<u> </u>
Project Renew Area	<u> </u>	<u>x</u>
City of Fort Wayne Community Development Area	<u>x</u>	<u> </u>
Flood Plain	<u> </u>	<u>x</u>
Urban Enterprise Zone	<u>x</u>	<u> </u>

Description of Project: _____

Estimated Project Cost: \$ 5,000 # of Housing Units: 1

STAFF RECOMMENDATION

As stated per the established policy of the Department of Housing and Neighborhood Development Services, the following recommendations are hereby made:

1. Designation as a "Residentially Distressed Area" should be granted. Yes x No
2. Designation should be limited to a term of 5 year(s).
3. The period of deduction should be limited to 5 year(s).

COMMENTS:

Staff: Barbara Jones

Date: 5/6/92

Director: _____

Date: _____

APPLICATION TO THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS A
"RESIDENTIALLY DISTRESSED AREA"
AND STATEMENT OF BENEFITS

A. GENERAL INFORMATION

Applicant's Name: Herman Booker

Contact Person (if applicable): _____

Mailing Address: 1107 E. Rudisill Blvd.

Fort Wayne, IN 46806

Phone Number: (219)745-4900

Street Address of Property Proposed to be Designated:

2727 Lillie Street

Real Estate Key Number of Property:

93-3257-0008

B. PROPERTY INFORMATION

Current owner of the property:

Herman Booker

If the current owner is not a unit of local government, has the property been through the county tax sale and not yet been redeemed? Explain:

Yes- recently transferred through tax reversion process.

Are there buildings currently on the property? Yes

If so, what type (residential/commercial, # of units, etc.)?

Residential - one (1) unit.

What is the condition of the building/s?

Deteriorated - structurally sound.

Are any buildings on the property legally occupied? No

Are any buildings on the property subject to an Order to Repair or Demolish or other action by the Department of Neighborhood Code Enforcement? No

C. PROJECT SUMMARY INFORMATION

Will this project include:

New construction

Rehabilitation X

How many dwelling units will be built/rehabilitated? 1

Will these units be:

Single family x

Two-family

Three-family

Four-family

Over four units per dwelling?

For owner-occupancy?

For rental? x

What is the estimated total cost of the project? \$5,000

What is the estimated cost per unit? \$5,000

What is the estimated sale price per unit (if for owner-occupancy)?

What is the estimated rent per unit (if for rental)?

 \$300/month

What other types of assistance will be provided to owners or renters (such as down payment assistance, Section 8 subsidies, etc.)?

Section 8 subsidies.

	YES	NO
Is the project site solely within the city limits of Fort Wayne?	<u>X</u>	<u> </u>
Is the project site within the floodplain?	<u> </u>	<u>X</u>
Will the project require public improvements?	<u> </u>	<u>X</u>
Sewer lines (not sewer hook-ups) <u> </u>		
Water lines (not water hook-ups) <u> </u>		
Road improvements (on right-of-way) <u> </u>		
Other <u> </u>		

D. ZONING INFORMATION

What is the existing zoning classification of the project site? R-1

What zoning classification does the project require? none

E. REAL ESTATE TAX INFORMATION

What is the current assessed value of the real estate?

Land \$ 370

Improvements \$ 3,370

Total \$ 3,470

In what township is the project site located? Wayne

F. UNDESIRABILITY OF NORMAL DEVELOPMENT

What evidence can be provided that the property on which the project will be located "has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"?

Properties in area are basically well maintained, improvements
to this property will compliment the neighborhood.

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements as of the date of filing of this application.

Herman Booker
Signature of Applicant

4/3/92
Date

Attachments: Form SB-1
 Form 322 ERA



STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body	County
Name of Taxpayer	Allen
Herman Booker	
Address of Taxpayer (Street, city, county)	ZIP Code
1107 E. Rudisill Blvd.	46806

SECTION I: LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT		
Location of property if different from above	Taxing District	
2727 Lillie Street	93 Ft. Wayne - Wayne	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired:		
(Attach additional sheets if needed)		
Estimated Starting Date	Estimated Completion Date	
April 6, 1992	August, 1992	

SECTION II: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries

SECTION III: ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT				
Current Values Plus estimated values of proposed project Less: Values of any property being replaced Net estimated values upon completion of project	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE

SECTION IV: OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY		
I hereby certify that the representations on this statement are true.		
Signatures of Authorized Representative		Telephone Number
Herman Booker		(219)745-4900
Date of Signature		
April 3, 1992		
Title		
Owner		

V PERCENTAGES AND AMOUNTS

YEAR OF DEDUCTION / PERCENTAGE / AMOUNT OF DEDUCTION

YEAR OF DEDUCTION / PERCENTAGE / AMOUNT OF DEDUCTION

(1) For deductions allowed over a three (3) year period:

(3) For deductions allowed over a ten (10) year period:

1st _____ pay _____ 100% \$ _____
 2nd _____ pay _____ 66% \$ _____
 3rd _____ pay _____ 33% \$ _____

1st _____ pay _____ 100% \$ _____
 2nd _____ pay _____ 95% \$ _____
 3rd _____ pay _____ 80% \$ _____
 4th _____ pay _____ 65% \$ _____
 5th _____ pay _____ 50% \$ _____
 6th _____ pay _____ 40% \$ _____
 7th _____ pay _____ 30% \$ _____
 8th _____ pay _____ 20% \$ _____
 9th _____ pay _____ 10% \$ _____
 10th _____ pay _____ 5% \$ _____

(2) For deduction allowed over a six (6) year period:

1st _____ pay _____ 100% \$ _____
 2nd _____ pay _____ 85% \$ _____
 3rd _____ pay _____ 66% \$ _____
 4th _____ pay _____ 50% \$ _____
 5th _____ pay _____ 34% \$ _____
 6th _____ pay _____ 17% \$ _____

VI APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown in Section V above.

Signature of County Auditor

Date



MEMORANDUM

TO: City Council Members
FROM: Barbara L. Jones, Administrator, H.A.N.D.S., Inc. *BG/ys*
SUBJECT: Tax Abatement Application - 2727 Lillie St.
DATE: May 12, 1992

Background

This house was owned by the County Commissioners. Through the Tax Reversion process, title was recently transferred to Herman Booker. Mr. Booker has demonstrated financial capability to correct all substandard conditions in the property. The house will be rehabilitated and rented to low-moderate income families. Tax abatement will decrease annual operating costs and consequently, the owners will be able to keep the rent affordable to low and moderate income families.

Reviewing alternatives

If the tax abatement is not granted, some low and moderate income tenants will be unable to afford the rents after rehabilitation.

Recommendation

Staff recommends declaration and confirmation of the site located at 2727 Lillie Street as a Residentially Distressed Area to allow tax abatement.

ys

Q-92-05-17

DIGEST SHEET

TITLE OF ORDINANCE Designation of "Residentially Distressed Area"
Tax abatement for property located at 2727 Lillie St.

DEPARTMENT REQUESTING ORDINANCE Housing and Neighborhood Development Services, Inc.

SYNOPSIS OF ORDINANCE This property was most recently owned by the Allen County

Commissioners. Through the tax reversion process, title was transferred to Herman

Booker who will rehabilitate the property and rent it to low and moderate income

families. If the location is designated a "Residentially Distressed Area" the

property may be eligible for tax abatement thereby decreasing annual operating costs

and consequently, assist in keeping the rent affordable to low and moderate income

families.

Q-92-05-17

EFFECT OF PASSAGE The owner intends to rehabilitate the property. Tax abatement

will decrease the annual operating costs. The owner will be able to keep the rent
affordable to low and moderate income families.

EFFECT OF NON-PASSAGE Some low and moderate income tenants will be unable to afford
the rent after rehabilitation.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-92-05-17

REPORT OF THE COMMITTEE ON
FINANCE

MARK E. GiaQUINTA, CHAIR
DONALD J. SCHMIDT, VICE CHAIR
EDMONDS, RAVINE

WE, YOUR COMMITTEE ON FINNACE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating a "Residentially
Distressed Area" under I.C. 6-1.1-12-1 for property commonly
known as 2727 Lillie Street

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Alleen Laurie
CR Edmonds
D Schmidt

DATED: 5-26-92

Sandra E. Kennedy
City Clerk